

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened in public session in the third floor conference room at 431 E. Fayette Street, Suite 375; Syracuse, New York 13202 on October 16, 2018 at 8:30 a.m.

The meeting was called to order by the Chairman and, upon roll being called, the following directors of the GSPDC were:

**PRESENT:**

Vito Sciscioli, Chair  
Daniel Barnaba, Treasurer  
Julie Cerio, Secretary  
James Corbett, Vice Chair  
El-Java Abdul-Qadir

**EXCUSED:**

**FOLLOWING PERSONS WERE ALSO PRESENT:**

|                    |                    |
|--------------------|--------------------|
| Katelyn Wright     | Executive Director |
| John P. Sidd, Esq. | GSPDC Counsel      |

The following resolution was offered by Julie Cerio, seconded by El Java Abdul Qadir, to wit:

Resolution No.: 25 of 2018

**RESOLUTION AUTHORIZING THE SALE OF  
MULTIPLE PARCELS OF REAL PROPERTY**

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(d) authorizes the GSPDC to convey, exchange, sell, or transfer any of its interests in, upon or to real property; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1605(i)(5) requires that a sale of real property be approved a majority vote of the Board of Directors; and

WHEREAS, New York Not-for-Profit Corporation Law Section 1609(f) permits the board of directors to delegate to officers and employees the authority to enter into and execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the land bank; and

WHEREAS, Section 4(e)(i) of the GSPDC's Disposition of Real and Personal Property Policy (the "Property Disposition Policy") permits the GSPDC to dispose of real property by negotiation after listing the real property for sale with a licensed real estate broker and/or on the GSPDC's website; and

WHEREAS, Section 4(e)(i)(3) of the Property Disposition Policy permits the GSPDC to sell real property to an applicant who has not submitted the highest purchase offer for a variety of reasons consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, all disposals of GSPDC property must be made to qualified buyers pursuant to Section 5 of the Property Disposition Policy; and

WHEREAS, the GSPDC owns certain parcels of real property situate in the County of Onondaga, State of New York and more particularly identified on the Properties List attached hereto as Schedule A (individually, a "Property" or collectively, the "Properties"); and

WHEREAS, the Executive Director, after evaluating all purchase offers received for the Properties in accordance with the Property Disposition Policy, has recommended that the GSPDC sell each Property to the corresponding Buyer identified on the Properties List (individually, a "Buyer" or collectively, the "Buyers") in accordance with the terms and conditions set forth therein; and

WHEREAS, the GSPDC has determined that each Buyer is a qualified buyer and that that each Buyer's offer is reasonable and consistent with the GSPDC's mission and purpose; and

WHEREAS, the GSPDC has solicited competition for the each Property in accordance with the Property Disposition Policy; and

WHEREAS, if any Property is being sold to a Buyer who has not submitted the highest purchase offer for such Property, the Board of Directors has determined that the sale is justified for the reasons set forth on the Properties List, said reasons being consistent with the GSPDC's mission and purpose to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use; and

WHEREAS, the GSPDC desires to sell each Property to the corresponding Buyer identified on the Properties List at the price set forth therein; and

WHEREAS, as may be noted on the Properties List, the GSPDC shall require certain Buyers to execute and deliver a Development Enforcement Note and Mortgage to ensure that the Buyer fulfills its development and use commitments to the GSPDC.

NOW, THEREFORE, BE IT RESOLVED BY THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

Section 2. The Members of the Board hereby authorize the GSPDC to sell each Property to the corresponding Buyer identified on the Properties List and authorize the Executive Director to enter into a Contract to Purchase with the GSPDC as seller and the Buyer as buyer with respect to each Property. Each Contract to Purchase shall be agreeable in form and content to the Executive Director and GSPDC counsel.

Section 3. The Chairman, Vice Chairman, Secretary and Treasurer are each hereby authorized to execute all documents on behalf of the GSPDC which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution. The Executive Director and the Director of Operations of the GSPDC are each also hereby authorized and directed for and in the name and on behalf of the GSPDC to execute agreements, instruments of conveyance and all other related documents pertaining to the conveyance of real property by the GSPDC.

Section 4. All other officers, employees and agents of the GSPDC are hereby authorized to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

|                     |        |            |
|---------------------|--------|------------|
| Vito Sciscioli      | VOTING | <u>Yes</u> |
| James Corbett       | VOTING | <u>Yes</u> |
| Daniel Barnaba      | VOTING | <u>Yes</u> |
| Julie Cerio         | VOTING | <u>Yes</u> |
| El-Java Abdul-Qadir | VOTING | <u>Yes</u> |

The foregoing Resolution was thereupon declared and duly adopted.

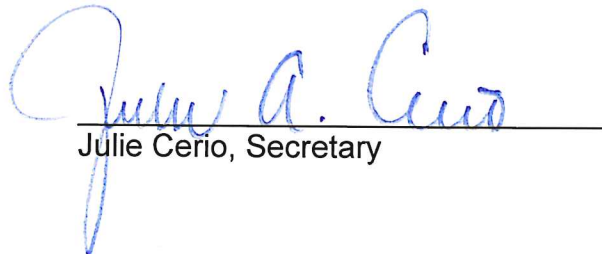
STATE OF NEW YORK                    )  
COUNTY OF ONONADAGA            ) ss.:

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on October 16, 2018 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 20<sup>th</sup> day of November, 2018.

  
\_\_\_\_\_  
Julie Cerio, Secretary

"Schedule A"



**October 16, 2018 Sales Summary**

**1) 101 Sunnycrest Ave. – Vacant Single-Family Property**

Date Acquired: 07/31/2018      Listed 09/06/2018  
Current List Price: \$84,900      Days on Market: 27 days  
Original List Price: \$84,900      Land Bank's Minimum Renovation Est: \$57,000.00

101 Sunnycrest is a large four bedroom, one-and-one-half bathroom house in Eastwood. This property was listed in the Home Ownership Choice program for nearly a month. The Land bank received one offer on this property. Mr. & Mrs. James Doyle submitted an offer and plan to renovate and reside there as their primary residence. Mrs. Doyle works for the Syracuse City School District and will be utilizing the Land Bank City Employee discount program. Mr. Doyle is a pastor at a church in the neighborhood. The Doyles plan to exceed the scope of renovations required by the Land Bank (they will re-side rather than just repaint and plan to completely gut and remodel the kitchen), they have hired an experienced general contractor who has done other high quality flips in the neighborhood and owns and operates many rental properties in the neighborhood (and who happens to live on the same street). He hires licensed subs for the trades that require licensure. Their offer is contingent on the sale of their house in Lyncourt and, having discussed with their real estate agent, I recommend we give them 90 days to do so.

Based on the Land Bank's disposition policy, staff recommend sale to Mr. & Mrs. James Doyle subject to an enforcement mortgage to be discharged once the proposed renovations are completed and a second enforcement mortgage requiring the home remain owner-occupied for five years.

| 101 Sunnycrest Ave. Purchase Offer |   |
|------------------------------------|---|
| Applicant                          | Mr. & Mrs. James Doyle                                    |
| Offer                              | \$64,900 (City Employee Discount = \$84,900 Offer)        |
| Plan                               | Renovate to Owner Occupy                                  |
| Notes/ Recommendations             | Applicant will exceed mandatory renovation specifications |

**2) 110 W. Newell St. – Vacant Single-Family Property**

Date Acquired: 06/30/2016      Listed: 9/17/18  
Current List Price: \$5,000      Days on Market: 16  
Original List Price: \$14,900      Land Bank's Minimum Renovation Est: \$22,000.00

110 W. Newell St. is a single-family property with three bedrooms and two bathrooms located in Brighton Area. The property needs major renovations and was in the Home Ownership Choice program for more than a year; unable to find an owner occupant purchaser we removed it from the program and the board approved a sale to an investor. That buyer backed out prior to closing and the property was put back on market for sale. The Land Bank received one qualified offer for this property. Stephen Oduro intend to purchase the property to renovate and use as a rental. Mr. Oduro has purchased properties from the Land Bank in the past that have been successfully completed and discharged. Mr. Oduro will do most of the work himself and will have licensed contractors perform work that requires licensure.

Based on the Land Bank's disposition policy, staff recommend sale to Stephen Oduro subject to an enforcement mortgage to be discharged once the proposed renovations are completed.

"Schedule A"

| 110 W. Newell St. Purchase Offer |   |
|----------------------------------|---|
| Applicant                        | Stephen Oduro   |
| Offer                            | \$5,000   |
| Plan                             | Renovate for Rental   |
| Notes/ Recommendations           | Applicant has agreed to mandatory renovation specifications |

**3) 124 Benedict Ave. – Vacant Single-Family Property**

Date Acquired: 05/31/2018

Listed: 07/16/2018

Current List Price: \$9,900

Days on Market: 79 days

Original List Price: \$9,900

Land Bank's Minimum Renovation Est: \$24,143.00

124 Benedict Ave. is a two-bedroom, one-bath, Ranch style home in Outer Comstock. The property needs major renovations and is in the Home Ownership Choice program. The Land Bank received one qualified offer for this property. Wilford Stephens would purchase the property to renovate and sell to an owner-occupant. Mr. Stephens has purchased properties from the Land Bank in the past including 204 Jamesville Ave., which he is currently renovating to sell to an owner-occupant. Mr. Stephens has a crew of contractors that will do all the required renovation work.

Based on the Land Bank's disposition policies, staff recommend sale to Wilford Stephens subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the property is re-sold to an owner occupant.

| 124 Benedict Ave. Purchase Offer |   |
|----------------------------------|---|
| Applicant                        | Wilford Stephens  |
| Offer                            | \$9,000   |
| Plan                             | Renovate for re-sell to Owner-Occupant                      |
| Notes/ Recommendations           | Applicant has agreed to mandatory renovation specifications |

**4) 238 Jamesville Ave – Vacant Single-Family Property**

Date Acquired: 05/31/2018

Listed: 09/07/2018

Current List Price: \$9,900

Days on Market: 26 days

Original List Price: \$9,900

Land Bank's Minimum Renovation Est: \$30,271.00

238 Jamesville Ave. is a three-bedroom, one-bathroom, Ranch-style home located in Outer Comstock. This property is in the Home Ownership Choice program and needs major renovations. The Land Bank has received two qualified offers for this property. Stephen Oduro will purchase the property to sell to an owner-occupant. Stephen Oduro intends to purchase the property to renovate and re-sell to an owner occupant. Mr.Oduro has purchased properties from the Land Bank in the past that have been successfully completed and discharged. Mr. Oduro will do most of the work himself and will have licensed contractors perform all work outside of his experience. The other qualified offer is from Mr. Wilford Stephens. Wilford Stephens would purchase the property to renovate and sell to an owner-occupant. Mr. Stephens has purchased properties from the Land Bank in the past including 204 Jamesville Ave., which he is currently renovating to sell to an owner-occupant. Mr. Stephens has a crew of contractors that will do all the required renovation work.

Based on the Land Bank's disposition policies, staff recommend sale to Steven Oduro subject to an enforcement mortgage to be discharged once the proposed renovations are completed and the property is re-sold to an owner occupant.



"Schedule A"

| 238 Jamesville Ave. Purchase Offer |  |  |
|------------------------------------|--|--|
| Applicant                          | Wilford Stephens   | Stephen Oduro  |
| Offer                              | \$11,500   | \$12,500   |
| Plan                               | Renovate to Re-Sell to owner<br>Occupant                       | Renovate to Re-Sell to owner<br>Occupant                       |
| Notes/ Recommendations             | Applicant has agreed to mandatory<br>renovation specifications | Applicant has agreed to mandatory<br>renovation specifications |

**5) 204 Fairfield Ave. – Nonbuildable Vacant Lot**

Date Acquired: 1/26/17

Dimensions: 12' by 65'

Adjacent to 114 Edgewood, which we sold to David and Suzette Lapierre and which they occupy as their primary residence. Based on the Land Bank's disposition policies, staff recommend sale to David and Suzette Lapierre contingent upon them merging it with their adjacent property.

| 204 Fairfield Ave. Purchase Offer |                            |
|-----------------------------------|----------------------------|
| Applicant                         | David and Suzette Lapierre |
| Offer                             | \$151                      |

**6) 523 Carbon Street – Nonbuildable Vacant Lot**

Date Acquired: 3/29/18

Dimensions: 33' by 115'

The Land Bank acquired this property in March and the City demolished the house located here over the summer. The owner-occupants on either side wish to split the lot between them and expand each yard. Based on the Land Bank's disposition policies, staff recommend sale of half to Mark and Susan Huntress and half to Eric Chapman contingent upon them each merging their portion with their adjacent property.

| 523 Carbon Street Purchase Offer |                         |              |
|----------------------------------|-------------------------|--------------|
| Applicant                        | Mark and Susan Huntress | Eric Chapman |
| Offer                            | \$151                   | \$151        |

**7) 151 Edison St. – Nonbuildable Vacant Lot**

Date Acquired: 8/30/18

Dimensions: 40' by 93'

This vacant lot is in an Industrial, Class A zoning district. The buyer owns the auto body shop at 1058 W. Belden, which backs up to this lot. He wishes to fence this lot and use it for parking; this is allowed under the zoning ordinance. Based on the Land Bank's disposition policies, staff recommend sale to Phillip Cavallaro.

| 151 Edison St. Purchase Offer |                   |
|-------------------------------|-------------------|
| Applicant                     | Phillip Cavallaro |
| Offer                         | \$2,750           |

**8) 1517 Burnet Ave. – Nonbuildable Vacant Lot**

Date Acquired: 3/23/15

Dimensions: 33' by 132'

The Land Bank acquired this property in March 2015. We demolished the house here using AG funding in December 2015. Since then neither neighbor was willing to buy the lot. 1515 Burnet recently sold and the new owner wishes to

"Schedule A"

buy this lot and merge with this rental property located at 1515. He notes that tenants from the rental on the other side are using the lot for parking and recreation (fire pit) and he wishes to take title to stop this behavior. Based on the Land Bank's disposition policies, staff recommend sale to Vank Burnet, LLC contingent upon them merging it with their adjacent property.

| 1517 Burnett Purchase Offer |                  |
|-----------------------------|------------------|
| Applicant                   | Vank Burnet, LLC |
| Offer                       | \$976            |